

## **11-6-7: EQUIPMENT ENCLOSURES, UTILITY STRUCTURES AND RELATED FACILITIES:**

Equipment enclosures, utility structures, and related facilities shall address the following issues: screening, noise level, odors/air quality, lighting, landscaping, architectural screening/buffering, proximity, etc. The length, size, and architectural character of the proposed structure must be compatible with the residential uses in the area and must comply with the setback requirements for the zone in which it is located.

- A. Purpose: The purpose of this section is to ensure that all utility facilities/structures are located, installed, buffered/screened and maintained in a manner that will minimize the impact of such facilities/structures on nearby landowners and will not adversely affect the rural, agricultural, small town character and scenic beauty of Eastern Summit County.
- B. Application: All applicants wishing to submit an application to construct utility facilities/structures shall: 1) submit to staff the latitude and longitude of proposed utility facilities/structures; 2) meet or exceed the following criteria in addition to the conditional use criteria in section [11-4-5](#) of this title:
1. Site Location/Proximity: The equipment enclosures and facilities/structures shall be located in a manner that reduces, to the maximum extent possible, the visibility from any major highway, roadway and/or adjacent development. Such facilities and related uses shall also be required to be consistent with the aesthetics of the neighborhood, and particular care shall be taken to reduce all potential impacts on adjacent residential uses.
  2. Site Layout And Design: Such development shall be integrated into the site in a manner that is sensitive to the existing topography, vegetation and any nearby structures, and which utilizes the existing site features, to the maximum extent possible, to screen the facilities from nearby landowners and sensitive view corridors.
    - a. Fencing shall be within five feet (5') or less from structures and allowance of two (2) parking stalls for temporary parking and maintenance requirements within enclosure. Fence setbacks from structures can be varied upon review of application if there are site limitations or applicant maintenance requirements.
    - b. Hard surface and gravel areas outside of proposed structures shall not extend to property boundaries, but shall instead be minimized, to the greatest extent possible, with appropriate landscape buffering as described in subsection B4 of this section.
  3. Architectural Screening: When appropriate and/or necessary to meet the requirements of subsection A of this section, architectural screening shall be utilized to disguise the facilities/structures as typical farm type outbuildings which are consistent with the rural, agricultural character of the area. Long, unbroken facades and rooflines shall be avoided as well as the use of industrial type material and finishes.
  4. Landscape Buffering: When appropriate and/or necessary to meet the requirements of subsection A of this section, landscaping and/or berming techniques shall be utilized to mitigate the visual and other related impacts of utility facilities/structures. Such landscaping and berming shall emulate the natural, rural landscape. All disturbed areas shall be revegetated with appropriate plant materials. Temporary irrigation shall be required for initial establishment and long term support of new landscaping and revegetation of disturbed areas.

5. Lighting: Lighting shall be the minimum required for maintenance and security purposes. Fixtures shall be fully shielded with light directed down and shall be controlled by motion detectors such that the lights are off unless needed for maintenance access or tripped on by motion detectors. Flood type area lighting is prohibited. Wall mounted fixtures shall be installed no higher than eight feet (8') above the finished grade immediately below the fixture.
6. Noise: The development shall not generate noise which would result in materially adverse impacts to the adjacent land or its occupants. A noise study may be required to make this determination.
7. Security Fencing: Security fencing shall be as unobtrusive as possible and shall blend in with the surrounding environment.
8. Fuel Storage/Handling: On site fuel storage (for backup generator, etc.) shall be designed for full, backup containment in the event of primary tank failure and/or spillage during refueling. Any and all fuel spills or spills of any hazardous materials shall be immediately cleaned up, removed from the site and disposed of in accordance with all federal, state and local regulations.
9. Outdoor Storage: Outdoor storage of materials and equipment shall be prohibited.
10. Maintenance: At all times, all site improvements, including any required landscaping, fencing, buildings, finishes, etc., shall be maintained to an acceptable standard such that the facilities and related site improvements shall not adversely affect, in a significant manner, the public health, safety and welfare. (Ord. 417, 7-5-2001)